

AGENDA
WILLIAMSTOWN BOARD OF SELECTMEN
MONDAY, FEBRUARY 24, 2014
7:00 P.M.

FEB 20 2014

TOWN CLERK

425
pm

1. **CHAIRMAN'S OPENING STATEMENT**
2. **SELECTMEN'S MINUTES** January 27, 2014, February 3, 2014 and February 10, 2014
3. **LICENSES AND PERMITS**
 - A. One Day license for Mardi Gras Party at Williams College Greylock Dining Hall on March 1, 2014 from 5:30pm-8:30pm.
 - B. One day license for 100 Days Dance at Williams College in Paresky Dining Hall on March 8, 2014 from 10:00pm-2:00am
 - C. One day licenses for Billstock at the Williamstown Community Preschool on March 7 and 8 from 7:00pm to 1:00am (Robert Beuth) *Fri 1pm Sat 2:00 am*
4. **ITEMS FOR SELECTMEN'S CONSIDERATION**
 - A. Review of Proposed Zoning by-law amendments (Chris Winters)
 - B. Sign Activity and Use Limitation for 330 Cole Avenue
 - C. Democratic Appointment to the Board of Registrars
 - D. Sign Discontinuance Notice for Spruces Manufactured Home Community
 - E. Public Safety Building Committee Report (Hogeland)
 - F. Accept Resignation of Dan Gendron from PSBC
 - G. Set Public Hearing for Williamstown Cultural District (March 10)
 - H. Set Selectmen's Meeting (April 15)
 - I. Sign Chapter 90 Reimbursement for Water Street Design \$133,600
5. **TOWN MANAGER'S REPORT**
6. **PETITIONER REQUESTS**
7. **OTHER BUSINESS**

Next Selectmen's meeting is Monday, March 10, 2014 at 7:00 p.m.

MINUTES
WILLIAMSTOWN BOARD OF SELECTMEN
February 24, 2014
7:00 PM

Present: Jane B. Allen, Chairman, Thomas E. Sheldon, David Rempell, Ron Turbin

Absent: Jane Patton

Others Present: Peter Fohlin, Debra Turnbull, Chris Winters, Andrew Hogeland, Michelle Forth from Hops and Vines and Mike Williams from Billstock

1. **CHAIRMAN'S OPENING STATEMENT-** Chairman Allen congratulated Mikaela Shiffrin on her gold medal at the Sochi Olympics for the women's slalom race. Mikaela has local family ties in Lanesborough, Massachusetts.
2. **SELECTMAN'S MINUTES-** Mr. Rempell moved to accept the minutes from the January 27, 2014 meeting. Mr. Turbin seconded the motion. Mr. Sheldon recused himself from the vote due to his absence. The motion carried 3-0-1. The February 3 and 10, 2014 minutes will be accepted at the next board meeting.
3. **LICENSES AND PERMITS-**
 - A. Mr. Turbin made a motion to approve the one day license for the Williams College Mardi Gras Dance on March 1, 2014 from 5:30pm to 8:30pm at the Greylock Dining Hall. Mr. Sheldon seconded the motion. The motion passed 4-0-0.
 - B. Mr. Rempell made a motion to approve the one day license for the Williams College 100 Day Dance at Paresky Dining Hall on March 8, 2014 from 10:00pm-2:00am. Mr. Turbin seconded the motion. The motion passed 4-0-0.
 - C. Mr. Rempell made a motion to approve two one day licenses for Billstock at the Williamstown Community Preschool on March 7, 2014 from 7:00pm to 1:00am and March 8, 2014 from 7:00pm to 2:00am. Hops and Vines will provide and store the liquor for the events. The servers are TIPS trained. They will provide a floor plan to town hall illustrating the sanctuary and adjoining restrooms where the event will occur. Mr. Sheldon seconded the motion. The motion passed 4-0-0 contingent on the floor plan submittal.
4. **ITEMS FOR SELECTMAN'S CONSIDERATION:**
 - A. **Review of proposed Zoning By-laws Amendments (Chris Winters) -**
Three articles were presented by Chris Winters. Article one permits self-storage as a use, permitted by right, in the limited industrial zone of

Williamstown. Article two ensures that Williamstown is compliant with a provision of the Federal Middle Class Tax Relief Act of 2012 which restricts local authority on regulating replacement of wireless communication equipment. This change also preserves the ability of the Town to regulate installation of new towers and new equipment installations on existing towers or buildings. The third article extends the Planned Business District to include the area immediately surrounding the intersection of Simonds and Sand Springs Roads as well as a small area near the Vermont State Line. This latter area corresponds to a similar zoning district in the Town of Pownal. These amendments are in keeping with the surrounding district. The planning board will continue to review and bring forth recommendations to the Selectmen regarding zoning. Mr. Rempell made a motion to send the articles back to the planning board for a public meeting. Mr. Sheldon seconded the motion. The motion passed 4-0-0.

- B. Sign Activity and Use Limitation for 330 Cole Avenue-** Mr. Fohlin advised that the findings by Tighe and Bond show that it is cost prohibitive to remove all contaminants from 330 Cole Avenue, but the site does not require remediation. The remedy by the Environmental Protection Agency is to place a Notice of Activity and Use Limitation stating that the property cannot be used for single family homes or in-ground gardening. Landscaping will be permitted. Children are also allowed on the site. The Use Limitation document will be filed at the Registry of Deeds and any future development of the site must comply with all limitations in the document. Mr. Sheldon made a motion to sign the Activity and Use Limitation document. Mr. Rempell seconded the motion. The motion passed 4-0-0.

- C. Democratic Appointment to the Board of Registrars-** Mary Kennedy, Town Clerk, asked the Selectmen to notify James Mahon, Chairman of the Democratic Town Committee, of the expired term of Mark Windover. In accordance with M.G.L., Ch. 51, sec15 the town is requesting a list of three members of the party who have been selected by a majority vote of the town committee members for consideration as the Democratic representative on the Board of Registrars. Mr. Rempell made a motion authorizing Chairman Allen to sign and send the request. Mr. Sheldon seconded the motion. The motion passed 4-0-0. The letter was signed by Chairman Allen.

- D. Sign the letter of Discontinuance for the Spruces Manufactured Housing Community-** The letter of Discontinuation is being sent to all Spruces' residents notifying them of the Town's intention to close the park on February 29, 2016 and to place a conservation restriction prohibiting re-occupation no later than March 28, 2016. Mr. Sheldon asked if we were confident that we had identified all the residents of the park. Mr. Fohlin stated that we had consulted Marilyn Kirby regarding all residents and had checked and rechecked that everyone was

identified. The certified mailing will further confirm that all residents have been contacted. Mr. Turbin made a motion to sign the letter. Mr. Rempell seconded the motion. The motion passed 4-0-0.

- E. Public Safety Building Committee Report (Andy Hogeland) -** Mr. Hogeland reported that a consultant was hired in December. The consultant reviewed eleven sites with the Public Safety Building Committee. Six sites have been identified. Two of the sites, Williamstown Financial Center and the Lehovec property, may be able to house both the police and fire departments. The other four sites, capable of housing only the police department, are privately owned and two of the owners were not interested in selling at this time. The fire department will be redesigning their space needs. The space needs for the police department have been identified. The previous space needs study recommended 8736 NSF. The consultant's analysis recommends 11,375 NSF. The recommendation for additional space includes dead space, additional parking facilities and more utility space. The Financial Center may be a good cost option due to its current configuration. The committee is hoping to have a final recommendation in the spring. Chairman Allen asked if additional participation would be beneficial from the Prudential Committee. Mr. Hogeland did not feel it was necessary.
- F. Accept the resignation of Dan Gendron from the Public Safety Building Committee.** Dan Gendron has tendered his resignation effective February 11, 2014. Mr. Turbin made a motion to accept Mr. Gendron's resignation. Mr. Sheldon seconded the motion. The motion passed 4-0-0. Mr. Rempell suggested appointing Charles Fox to the Public Safety Building Committee. Mr. Fox agreed to serve on the committee. Mr. Sheldon made a motion to appoint Mr. Fox. Mr. Rempell seconded the motion. The motion passed 4-0-0.
- G. Set Public Hearing for Williamstown Cultural District (March 10) -** Chairman Allen requested a public hearing for the Williamstown Cultural District for March 10. Mr. Sheldon made a motion to set the public hearing. Mr. Rempell seconded the motion. The motion passed 4-0-0.
- H. Set the Selectmen's meeting for April.** Mr. Sheldon made a motion to move the selectmen's meeting scheduled for April 14th to April 15th due to the availability of members of the board. Mr. Rempell seconded the motion. The motion passed 4-0-0.
- I. Sign Chapter 90 Reimbursement for Water Street design \$133,600-** Mr. Fox asked if the State would accommodate period lighting into the project. Mr. Fohlin stated that the State would be willing to consider any accommodation that the town is willing to pay for that does not interfere with their minimum standards. Mr. Fohlin will obtain a set of plans from Mr. Kaiser for citizens to review. Mr. Fohlin also reminded everyone that Spring Street is a Town Road which provided us with more influence over the project and Water Street is a State Road. Mr.

Rempell made a motion to sign the reimbursement. Mr. Turbin seconded the motion. The motion passed 4-0-0.

5. TOWN MANAGER'S REPORT- See attached and at www.williamstown.net.


6. PETITIONER'S REQUEST- None

7. OTHER BUSINESS:

- A. .Mr. Rempell announced his retirement from the Board of Selectmen. He offered to share his experience with anyone interested in running for the select board.
- B. Mr. Sheldon asked that the board discuss the roles of the Affordable Housing Committee and the Board of Selectmen in evaluating the RFPs for 59 Water Street and 330 Cole Avenue. Numerous approaches were mentioned by various board members. It was suggested that this be an agenda item for March 10, 2014. It is expected that the AHC will make a recommendation on April 15, 2014.

8. ADJOURN. Mr. Turbin made a motion to adjourn the selectmen's meeting at 8:35pm. The motion was seconded by Mr. Rempell. The motion passed 4-0-0.

Respectfully submitted,


Jane Allen
Secretary Pro Tempore